

PRELIMINARY  
DEVELOPMENT PROGRAM SUMMARY

MU-V

BUILDINGS	NUMBER OF STORIES	MAXIMUM HEIGHT (FT.)	PHASE 1				PHASE 2				TOTAL FLOOR AREA
			NUMBER OF DWELLING UNITS	SQUARE FOOTAGE RESIDENTIAL	SQ. FOOTAGE * OFFICE	SQ. FOOTAGE * COMMERCIAL	NUMBER OF DWELLING UNITS	SQUARE FOOTAGE RESIDENTIAL	SQ. FOOTAGE * OFFICE	SQ. FOOTAGE * COMMERCIAL	
A	3	54	24	23,000	7,200	5,800	—	—	—	—	34,000
B	3	50	33	38,000	—	—	—	—	—	—	38,000
D	2	32	—	—	—	—	—	—	38,000	—	38,000
E	4	54	—	—	—	—	—	—	8,400	—	8,400
J	4	65	88	107,000	—	—	—	—	—	—	107,000
TOTALS			145	168,000	8,000	3,000	—	—	46,400	—	225,400

- \* IN ACCORDANCE WITH SUP. STIPULATION #6:  
1. THE TOTAL OFFICE/COMMERCIAL FLOOR AREA WITHIN THE MU-V PORTION OF THE SITE WILL BE 25.5% OF THE OVERALL TOTAL FLOOR AREA IN THE MU-V PORTION OF THE SITE AT BUILD-OUT.  
2. ALL USE CATEGORIES (RESIDENTIAL, OFFICE, AND COMMERCIAL) WILL BE REPRESENTED IN PHASE 1.

R-2

BUILDING	NUMBER OF STORIES	MAXIMUM HEIGHT (FT.)	PHASE 1			PHASE 2			TOTAL FLOOR AREA
			NUMBER OF DWELLING UNITS	SQUARE FOOTAGE RESIDENTIAL	SQ. FOOTAGE OFFICE	SQ. FOOTAGE COMMERCIAL	NUMBER OF DWELLING UNITS	SQUARE FOOTAGE RESIDENTIAL	
T	2	28	9	17,000	-	-	-	-	17,000
TOTALS			9	17,000	-	-	-	-	17,000

PRELIMINARY  
VEHICULAR PARKING SUMMARY

	R-2	MU-V	TOTALS
PHASE 1 (NORTH) BLDG. J	-	109	109
PHASE 1 (SOUTH) BLDG. A, B, & T	21	95	116
PHASE 2 BLDG. D, E	-	79	79
TOTALS	21	283	304

SITE DATA

NOTES

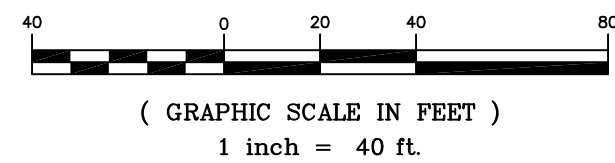
- ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
- THE TOWN OF CHAPEL HILL, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
- ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
- PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
- ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.

REFUSE/RECYCLING NOTES

- ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.
- THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD DECONSTRUCTION ASSESSMENT CONFERENCE SPECIFICALLY CONCERNING THE BUILDINGS TO BE REMOVED FROM THE SITE AND A GENERAL PRE-DEMOLITION/ PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.



PHASE 1B - SITE PLAN OVERVIEW



REVIEW DRAWING  
NOT FOR CONSTRUCTION





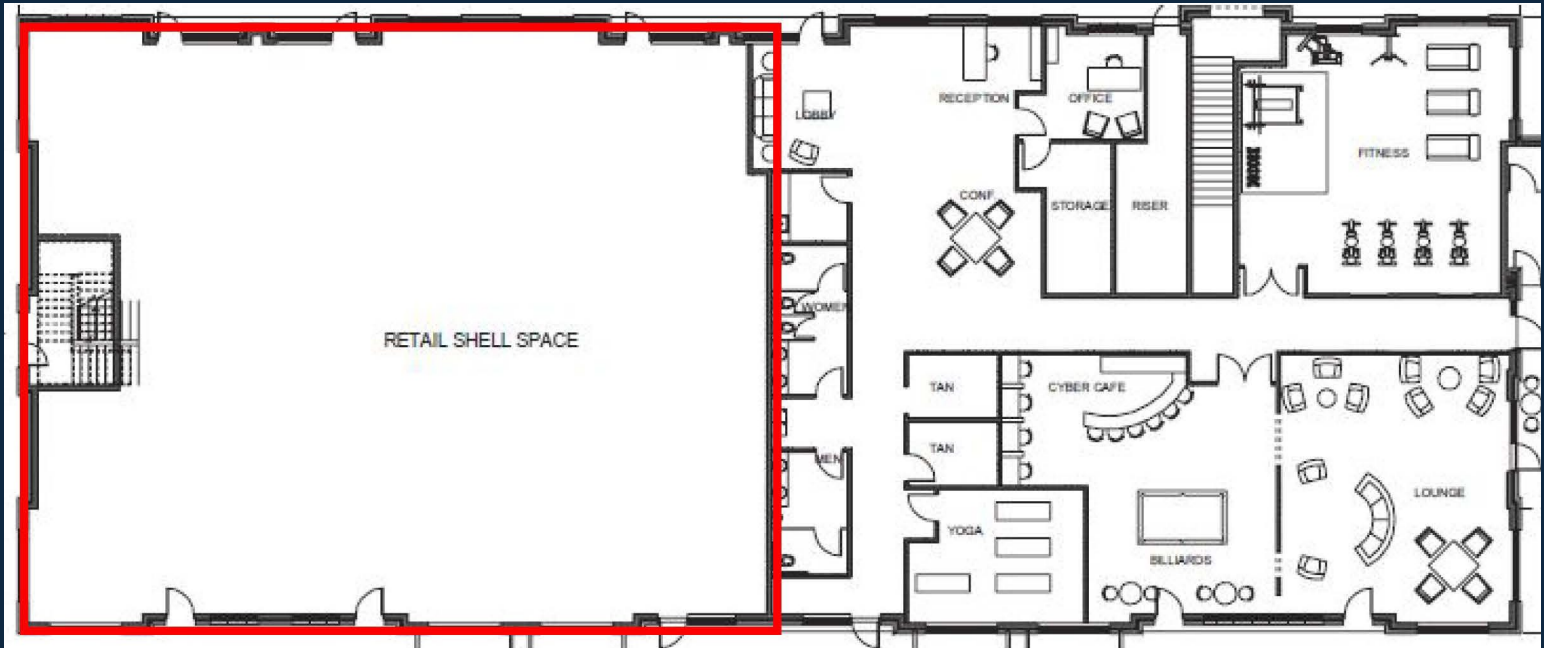
Vacant Retail Shell Space  
5,176 SF

Site Plan

# Conditional Zoning Request

## Existing

- 5,176 SF Retail Shell Space



## Proposed

- (6) Units
- 1 Bedroom / 1 Bathroom
- 700 – 860 SF

